

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

December 04, 2006

Regular Meeting

The regular meeting of Council was called to order by President Lester at 8:00 p.m. in the Council Chamber, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Larry Corbin

Maria Klemack

Richard Stage

Ted Berry

1. President Lester moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Ms. Klemack.

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes

2. President Lester recognized Mr. Dave Bright, President, and Mr. Jim Hale, Executive Director of the Grove City Area Visitors & Convention Bureau for their Annual Report.

Mr. Bright reported on this year's efforts. He said the Board has been very diligent in using their portion of the Bed Tax to promote Grove City as the place to stay in Central Ohio. He said website hits have quadrupled and they continue to enhance their site. He explained how they work with the hotel managers on promotions. They continue to look for ways to fill the hotels. Mr. Stage suggested that they coordinate with those in charge of softball and baseball tournaments to promote our hotels. In addition, the Parade of Homes is coming up and he hopes that the VCB can come up with \$20,000.00 to help promote that event. Mr. Bright stated that Mr. Hale has been in meetings about the Parade of Homes and they are willing to assist in a reasonable way. Mr. Berry asked if they work with any of the universities on their athletic events. Mr. Hale said the OSU games currently provide quite a bit of business. They do advertise in OSU magazines and it is a target market for them. President Lester thanked Mr. Bright for his leadership as President this year.

3. President Lester read the agenda items and they were approved by unanimous consent.

The Chair recognized Mr. Stage, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-82-06 (Appropriate \$11,000.00 from the Senior Nutrition Fund for Current Expenses) was given its second reading and public hearing and Mr. Stage moved it be approved; seconded by Ms. Klemack.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

2. Ordinance C-83-06 (Amend Chapter 161 of the Codified Ordinances titled Employment Provisions for City Employees) was given its second reading and public hearing.

Mr. Mike Boso, Chief Building Official, explained that his secretarial staff have or are being certified by the International Code Council and he would like them to be in a different category, since they are now more than a general secretary.

There being no additional questions or comments, Mr. Stage moved it be approved; seconded by Mr. Corbin.

Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

3. Ordinance C-84-06 (Appropriate \$26,749.18 from the Convention Bureau Fund for Current Expenses) was given its first reading. Second reading and public hearing will be held on 12/18/06.

The Chair recognized, Ms. Klemack, Chairman of Safety, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-85-06 (Authorize the City Administrator to enter into a Contract with Asebrook & Co Architects for Back-Up Services for the Building Division) was given its first reading. Second reading and public hearing will be held on 12/18/06.
2. Ordinance C-86-06 (Amend Various Sections of Chapter 1136 of the Codified Ordinances of the City of Grove City, Ohio titled Landscaping) was given its first reading. Second reading and public hearing will be held on 12/18/06.

The Chair recognized, Mr. Berry, Chairman of Service, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-87-06 (Authorize the City Administrator to Execute the Central Ohio Health Care Consortium Joint Self Insurance Agreement) was given its first reading. Second reading and public hearing will be held on 12/18/06.
2. Resolution CR-83-06 (Authorize the City Administrator to enter into Contracts and Cooperate with the Director of Transportation for the Improvement to State Route 665) was given its reading and public hearing.

Mr. Behlen, Dir. of Finance, explained that ODOT has received Federal funding for repairing S.R. 665. Since a portion goes through our corporation limits, they need our acceptance and our agreement to pay for a portion. Mr. Stage commented that it was his understanding that would be trying to incorporate the widening of the Hoover Road intersection into this project. It is also his understanding that to date, ODOT has not committed to contribute to the city's S.R. 665 Project. Mr. Keller, EMH&T, confirmed this. He said they would be asking to include the intersection and that the City has made a request for funds, but hasn't heard back yet.

There being no additional questions or comments, Mr. Berry moved it be approved; seconded by Mr. Stage.

Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes

The Chair recognized, Mr. Corbin, Chairman of Lands, for discussion and voting of legislative agenda items under said committee.

1. Resolution CR-84-06 (Approve the Preliminary Development Plan for First Baptist Church of Grove City located south of Orders Road and East of Haughn Road) was given its reading and public hearing.

Ms. Kathleen Faught, contiguous property owner, voiced support for this project. She said she met with Mr. Dorman the other day and received a copy of the plan. She said she will be very pleased if everything works out according to that plan. She believes the church will be an asset to Orders Road and their construction will alleviate some of the drainage problems in the area. She said she looks forward to seeing this plan become a reality and working with the City on landscaping along her property.

Mr. Stage commented that he is in total support of the plan. However, he believes that the zoning for this project should be SD-1 for the Church acreage and the residual split off from that portion and be zoned residential. If a PUD zoning is necessary, he would like a Text attached. Pastor Jerry Neil said the property has already received a lot split and commented that he is very comfortable zoning their 39 acres for the church SD-1 and leaving the rest R-1 for now.

There being no additional questions or comments, Mr. Corbin moved it be approved; seconded by Ms. Klemack.

Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes

2. Resolution CR-85-06 (Approve the Development Plan for Gateway Business Center located in the Gateway to the City Professional Park, west of Marlane Drive) was given its reading and public hearing.

Mr. Joel Sigler, architect, and Mr. Larry Gunsorek, owner, were present to answer any questions. They explained that they worked with the city's staff to configure the buildings. He said they weren't aware of some parking requirements until tonight. He said the first building will bring 30 - 40 employees on a regular basis. That building will also bring in about 500 people per week. As for the parking facing Marlane Drive, he said they have extensive landscaping and feel they have done a lot of things to minimize exposure. They explained their tight time schedule and stated that if they do not receive approval tonight, they will not be able to meet their Spring deadline. This would result on the loss of the OSU Cosmetology School tenant. Mr. Berry confirmed this was in a tax abatement area. He then requested a breakdown of the number of jobs, average income, and the plans. Mr. Gunsorek said they have planned seven (7) buildings. They have one State building and are in discussions for another one. They do a lot of business with the State of Ohio. He said he isn't sure how many jobs will be generated, since they do not have tenants for all the buildings. He reiterated the urgency in getting an approval this evening, or the two tenants they do have on the line

would be lost. *Mr. Stage* indicated that this property has a lot of history and there is a mortgage on it from the City. He asked if *Mr. Gunsorek* is aware of that. *Mr. Gunsorek* said no and he closed on the property two years ago. *Mr. Stage* believes this puts the City in a predicament. He asked if the Community Improvement Corporation has received the \$30,000.00 payment. *Mr. Dave Bright* said no. *Mr. Clark* said he didn't believe that the mortgage was a stumbling block on this plan. The restrictions may be, but the \$30,000.00 payment can be worked out later. *Mr. Stage* noted that Lot #12 was to be a signature building and look like an office. There are restrictions on the parking that this plan doesn't comply with and he feels this should be postponed in order to review the plan against the additional restrictions. *Mr. Sigler* said that all the buildings are offices. He said the site is sloped and there are many grade changes. They used the hillside for the buildings. *Mr. Clark* reiterated that the mortgage payment can be worked out. Council must decide if this Plan is acceptable, without these additional restrictions. *Mr. Gunsorek* said if the mortgage is the problem, he will get it paid. *Mr. Mike Boso*, Chief Bldg. Official, stated that he feels the signature building is now the old Robert Shaw building. It is the one you see from I-71. Lot #12 really won't be seen. *Mr. Stage* stated that they went through agony on the Eagles building, making sure parking was in the rear and the pond was in the front. He feels this is the same thing. *Dr. Bostic*, City Admin., asked if these issues were big enough to cost the City this opportunity.

Mr. Corbin reviewed the stipulations set by Planning Commission, which *Mr. Sigler* & *Mr. Gunsorek* agreed to. *Mr. Stage* commented that there has to be a better place for the dumpsters than in the parking lots. *Mr. Sigler* said they have had them everywhere and can't find a better place, since there is no rear to the buildings. They are built into the sloping hillside.

There being no additional questions or comments, *Mr. Corbin* moved it be approved; seconded by *Ms. Klemack*.

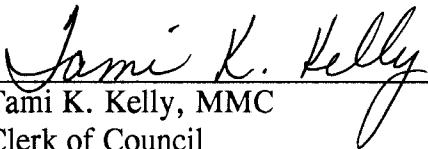
<i>Mr. Corbin</i>	Yes
<i>Ms. Klemack</i>	Yes
<i>Mr. Lester</i>	Yes
<i>Mr. Stage</i>	No
<i>Mr. Berry</i>	Yes

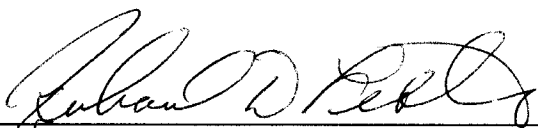
The Chair asked that any new business to be brought before the attention of Council be done so at this time.

The Chair recognized members of Administration and Council for closing comments.

1. *Mr. Stage* announced the Special Meeting of Council to review the Appropriations Ordinance this Friday, 12/8, at 2:00 p.m.
2. After additional comments from the Mayor, Council and other Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:54 p.m.


 Tami K. Kelly, MMC
 Clerk of Council


 Richard D. Lester
 President